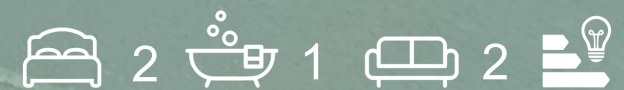




3 Clos Plas Isaf, Llanelli, SA14 8RX
£135,000



A beautifully presented two bedroom semi detached home situated in Clos Plas Isaf, Llangennech. This lovely home has been lovingly updated by it's current owner and is decorated in neutral tones throughout. Briefly comprising of lounge, modern kitchen, conservatory, two bedrooms and modern three piece suite. Outside is a well maintained front garden with driveway to side and an enclosed landscaped rear garden with decorative stone pathway, patio, lawn and decked sitting area. Benefiting further from a wooden storage shed. Must be seen!!!

Entrance

Entered via a composite door into:

Lounge

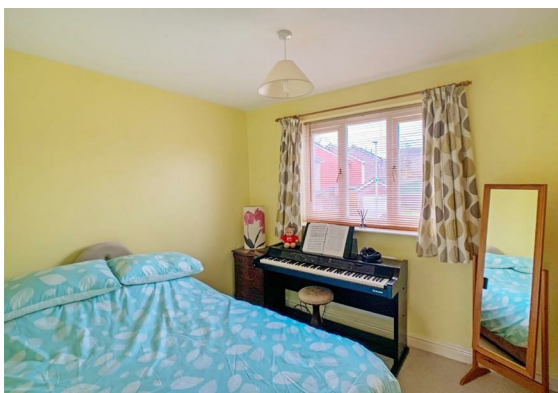
12'10" x 15'3" (3.93 x 4.67)

Coving to ceiling, stairs to first floor, gas fire with marble effect hearth, uPVC double glazed bay window, radiator, wood effect laminate flooring, door to:

Kitchen

12'10" x 7'11" (3.92 x 2.43)

Fitted with a range of modern wall and base units with work surface over, eye level oven and grill, ceramic hob with extractor fan over, sink with drainer and pull down tap, integrated dishwasher, space for under counter wine cooler, plumbing for washing machine, space for fridge/freezer, under counter and cupboard lighting, part tiled walls, tiled floor, uPVC double glazed window, spotlights to ceiling, opening through to:





Conservatory

13'8" x 14'11" (4.19 x 4.55)
uPVC double glazed windows, uPVC double glazed french doors, uPVC double glazed door, wood effect laminate flooring, radiator.

Landing

Door to airing cupboard housing combination boiler (recently fitted), access to loft, doors to:

Bedroom One

10'9" plus wardrobes x 8'3" (3.30 plus wardrobes x 2.53)
uPVC double glazed window, radiator, sliding built in wardrobes.



Bathroom

6'3" x 6'5" (1.92 x 1.97)
Fitted with a modern three piece bathroom suite comprising of bath with waterfall shower over and folding shower screen, W.C and wash hand basin, tiled walls, tiled floor, chrome heated towel rail, built in shelving, spotlights to ceiling, obscure uPVC double glazed window, extractor fan.

Bedroom Two

9'7" x 9'9" (2.93 x 2.99)
uPVC double glazed window, radiator, built in storage cupboard.

External

This beautiful home boasts a front garden that has been mainly laid to lawn with driveway to side. Gated side pedestrian access leads to the well presented rear garden with a decorative stone and stepping stone foot path, lawn patio and decked sitting area. Benefiting further from a wooden storage shed. must be seen!!!





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

Viewing

Please contact our No. 86 Estate Agency Office on 01792 348200 if you wish to arrange a viewing appointment for this property or require further information.

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